

**MARK BOBROWSKI** is a professor at the New England School of Law in Boston, where he teaches Property, Land Use and Administrative Law. He has served as an adjunct faculty member at the law schools of Boston College and Northeastern University. He is the author of the Handbook of Massachusetts Land Use and Planning Law, a treatise frequently cited by the courts of the Commonwealth. He has worked with more than 75 communities in Massachusetts on issues such as affordable housing, growth management, and resource protection.

**Senator HARRIETTE L. CHANDLER** was first elected to the Massachusetts State Senate in November of 2000 and was sworn into office on January 3, 2001. She was re-elected to the State Senate in November of 2002. She serves as Senate Chair of the Joint Committee on Housing and Urban Development. The Joint Committee on Housing and Urban Development is responsible for all matters concerning housing and urban renewal, subdivision control, condominium laws, the Metropolitan District Commission and other matters as may be referred.

Senator Chandler also serves as Vice-Chair of the Joint Committee Transportation, and as a member of the Senate Committee on Long Term Debt, the Joint Committees on Health Care, the Joint Committee on Public Safety, the Joint Committee on Energy and the Joint Committee on Counties. She served three terms in the Massachusetts House of Representatives from 1995-2001. In her last two terms in the House she served as House Chair of the Joint Committee on Health Care.

**JACK CLARKE** is chairman of the City of Gloucester's Planning Board. He is also Director of Advocacy for Mass Audubon. He received his Bachelor's and Masters degrees from Boston College. He worked for the U.S. Department of the Interior for ten years and latter collaborated with what is now the Cape Cod Commission and the Massachusetts Secretary of State's office to establish Cape Cod's first county historic preservation program. Following that, he served thirteen years with the Governor's Environmental Affairs Office, the last five of which he was Assistant Director for Coastal Zone Management.

**HOWARD COHEN** is President of The Beacon Companies Limited Partnership. Beacon develops, owns, and manages market rate, mixed income, and affordable developments including developments permitted pursuant to Chapter 40B. Prior to joining Beacon, Howard was a partner at Mintz, Levin, Cohn, Glovsky, and Popeo where for fifteen years he represented developers in numerous Chapter 40B proceedings. In the late 1970's, Howard served as general counsel at MassHousing and, along with other senior staff, was significantly engaged in MassHousing's administration of its Chapter 40B program. For the last two years, Howard as served as Chairperson of the CHAPA Chapter 40B Regulatory Committee.

**State Representative MICHAEL COPPOLA** represents the Towns of Foxboro, Mansfield (precincts 1, 3, 6) and Norton (precincts 3, 4, 5.) He is a member of the Joint Committee on Housing and Urban Development.

With over 20 years of local government experience, 9 years on the Foxboro Planning Board and 12 years on the Board of Selectmen, Representative Coppola has great insight and first hand knowledge of the burdens facing town government in his district.

Both Mansfield and Norton have been dealing with multiple Chapter 40B projects. I have seen the abuse it affords developers and its effect on schools, neighborhoods and the environment.

**STEVE DUBUQUE** has been the Executive Director of South Shore Housing since 1975, a regional nonprofit housing corporation providing leased housing administration, housing development/management, consumer education services and counseling. He is also president of the Massachusetts Nonprofit Housing Association, a statewide association of regional nonprofit agencies. He is a member of the Citizens Housing and Planning Association Board of Directors and Executive Committee. He is also on the Board of Directors of Vision 2020, a smart growth planning organization for southeastern Massachusetts. He is Co-chair of the southeastern Massachusetts Homeless Action Group and a member of the Board of Directors of the First Trade Union Bank.

**MARC DRAISEN** brings public policy, housing, community and economic development experience to the position of Executive Director of the Metropolitan Area Planning Council (MAPC). In addition to serving two terms in the Massachusetts House of Representatives, Mr. Draisen also worked for eight years as President and CEO of the Massachusetts Association of Community Development Corporations (MACDC). Mr. Draisen's housing expertise also stems from his years working as executive director of the Citizens Housing and Planning Association (CHAPA) and as Director of Private Housing at the Executive Office of Communities and Development.

**State Representative ROBERT F. FENNELL** is serving in his fifth term, representing the 10<sup>th</sup> Essex District of Lynn. During this time, Representative Fennell has been a member of the Housing and Urban Development Committee, serving as Vice Chairman for the last 7 years, and also serves on the House Ways & Means Committee. Prior to his election to the Legislature, Representative Fennell was Chairman of the Lynn Planning Board, where he was very active in issues related to development, zoning, and the creation of viable plans for affordable housing in Lynn -- making Lynn one of the 33 communities that has surpassed the 10% affordable housing threshold. Representative Fennell strongly believes that ensuring affordability in housing will be the keystone to a Commonwealth that stays vibrant and strong.

**THOMAS R. GLEASON** was appointed as the Executive Director by the Board of MassHousing in October 2001, Thomas (Tom) Gleason has held several key leadership positions during his 14-year tenure at MassHousing. He most recently served for six years as MassHousing's Deputy Director and was responsible for the day-to-day

operations of this organization that, over its 35-year history, has financed more than \$6 billion in affordable rental developments and home mortgages. Tom also served as the Director of MassHousing's Home Ownership Business Line where he streamlined mortgage production programs and created its asset management department.

Before joining MassHousing, Tom administered affordable housing programs for 10 years with the Massachusetts Executive Office of Communities and Development, including the state's Small Cities Program and various other housing and community development programs.

Tom serves on Board of Directors for several organizations including the Massachusetts Housing Investment Corporation, the Community Economic Development Assistance Corporation and the Massachusetts Association for the Blind. He also serves on the Advisory Committee of the Fannie Mae Massachusetts Area Partnership Office, the Advisory Council of the Boston Federal Home Loan Bank and the Advisory Board for Banker & Tradesman (a weekly real estate and banking trade publication).

**BENNET HEART** is a Senior Attorney with the Conservation Law Foundation in Boston, Massachusetts. CLF is a non-profit, member supported environmental advocacy organization that works to solve the environmental problems that threaten the people, natural resources and communities of New England. Mr. Heart is also the Director of CLF's Communities Project, which advocates for more livable, sustainable New England communities through improved development and transportation practices. Mr. Heart edited and co-authored the citizen's guidebook *Community Rules: A New England Guide to Smart Growth Strategies*, done in collaboration with the Vermont Forum on Sprawl. *Community Rules* is written for volunteer board members, planners, and others who want to achieve smart growth in their communities through better planning, zoning, and permitting.

**JANE WALLIS GUMBLE** is the Director of the Massachusetts Department of Housing and Community Development (DHCD). She was appointed to the position in July 1996, by then-Governor William F. Weld, and re-appointed in 1999 by then-Governor Paul Cellucci and again in 2002 by Governor Mitt Romney. As Director, Ms. Gumble oversees the day-to-day operations of an agency with over 230 employees and a budget of more than \$450 million. She serves as chief advisor to the Governor on both housing policy and community development concerns; develops municipal and affordable housing policies and administers a variety of state and federally-funded housing, economic development and anti-poverty programs which directly impact the Commonwealth's 351 cities and towns.

Ms. Gumble also serves as Chairman of the Board of Directors for the Community Economic Development Assistance Corporation (CEDAC) and Vice Chairman of the Board of Directors of the Massachusetts Housing Finance Agency (MHFA). She is also a member of the board of directors for both the Massachusetts Housing Partnership Fund (MHP) and the Community Development Finance Corporation (CDFC).

**Representative KEVIN G. HONAN** began his legislative service as a member of the Committee on Human Services and Elderly Affairs and a member of the Sub-Committee on Foster Care, on which he still serves today. In 1998, Representative Honan sponsored legislation, which provides violence prevention curriculum to public schools throughout the Commonwealth, which was signed into law by Governor Cellucci in January 1999. In 1992, as the Vice-Chairman of the Health Care Committee, Representative Honan worked to enhance both health and social service care. In 1995-96, Representative Honan served as Chairman of the House Ethics Committee and from 1996-2000 he served as Vice-Chairman of the House Committee on Bills in the Third Reading. In 2001-2002, Representative Honan was Vice-Chairman of the Committee on Rules. Currently, Representative Honan is the Chairman of the Committee on Housing and Urban Development

**MIKE JAILLET** has served the last fifteen years as the Town Administrator for Westwood, which received the Citizen Housing and Planning Association's (CHAPA) Community Housing Leadership Award in 1999. He serves on the Massachusetts Municipal Association Housing Task Force and various CHAPA Housing Task Forces. He is the current President of the Massachusetts Municipal Management Association. He has a Master of Arts Degree in Economics and a Master of Science Degree in Urban Affairs and Policy Analysis from Southern Illinois University in Edwardsville.

**ALFRED J. LIMA** is currently Director of Planning for the City of Marlborough. He represents local communities on the task force, including planning professionals. As planning director for the towns of Franklin and Concord and the City of Marlborough, he has worked with local citizens to address affordable housing issues. Mr. Lima has recently assisted the Marlborough Zoning Board of Appeals in reviewing four Chapter 40B developments, including two major rental projects.

**WILLIAM M. MCLAUGHLIN** is Regional Vice President of Development for AvalonBay Communities, Inc. Mr. McLaughlin has been with AvalonBay Communities, Inc. or its predecessor Avalon Properties, Inc. for over nine (9) years. He is responsible for all of AvalonBay's development activity in New England, New Jersey and portions of New York State, markets where AvalonBay currently owns 38 communities with 11,843 apartment homes, both market rate and affordable. In addition, Bill oversees a pipeline of approximately \$1.1 Billion in new construction, redevelopment and land in the entitlement process.

He is a member of the Greater Boston Real Estate Board, the President of its Rental Housing Association (RHA) division, and a member of Massachusetts State Governor Romney's 40B Task Force.

**KATHLEEN M. O'DONNELL** is associated with the Boston law firm of Kopelman and Paige, P.C. The firm specializes in municipal law and currently serves as town counsel for over one-third of the cities and towns in Massachusetts. Ms. O'Donnell is a past

president of the MCA, the Real Estate Bar Association. She, and other members of the firm, is providing assistance to numerous zoning boards in their deliberations on comprehensive permits.

**GWEN PELLETIER** has served as the Executive Director of the Lower Cape Cod Community Development Corporation since 1995. She is a Board Member of the Massachusetts Association of Community Development Corporations and represents MACDC on the 40B Task Force; there are 68 CDCs in Massachusetts. CDCs are non-profit developers of affordable year-round housing in their communities (Community Housing Development Organizations --CHDOs). In order to develop affordable housing CDCs, like private developers, sometimes use the Chapter 40B Comprehensive Permit. In most cases, when CDCs use 40B, 100% of the units they develop are affordable. CDCs and other CHDOs consider Chapter 40B to be a very important tool in the development of year-round affordable housing.

**Mayor SHARON M. POLLARD** was elected Mayor of the City of Methuen, MA in 1999, the third Mayor in the history of the city. She also serves as Chair of the School Committee. Her service as Mayor has been characterized by fiscal responsibility and solid management. From 1996-1999, Pollard was Managing Director of the Commonwealth Consulting Group, an agency offering Government Relations consulting and Legislative Representation to companies and organizations. Pollard was the Commonwealth of Massachusetts' Secretary of Energy from 1982-89. As Secretary, she developed the Massachusetts Photovoltaic Center and implemented a comprehensive energy conservation plan for Massachusetts. Her office was recognized as one of the most effective state energy offices in the nation. From 1976-82, Pollard served as Massachusetts State Senator in the Third Essex District, representing nine communities. She also served on the Senate Ways and Means Committee and several other committees. Pollard authored the Abuse Prevention Act of 1987, the nation's first domestic violence statute. Pollard serves on the board of several area organizations including the Methuen Historical Society, Presentation of Mary Academy in Methuen, Methuen Adult Education Program, and Tenney Gatehouse Restoration Committee.

**JEFFREY RHUDA** represented the Home Builders Association and is the Acquisitions Manager for Symes Associates, Inc a real estate development company in Beverly, MA. He is responsible for the acquisition, design and permitting for multiple single-family/condominium developments throughout the Commonwealth for Symes. His expertise is on local municipal land use regulations and the effect they have on restricting the supply of housing.

**Representative HARRIETT L. STANLEY** is a fifth-term legislator who represents seven Essex County communities – six small towns and part of the city of Haverhill. She earned degrees from the College of William and Mary (AB, Government 72'), Boston University (MS, Journalism 74'), and the Harvard Business School (MBA, 82').

She was elected State Representative to the 2nd Essex District in 1994. During her nine years in the House, Rep. Stanley spent six in leadership: four years as Assistant Vice Chair of the Ways and Means Committee and two years as Chairman of the Health Care Committee. This term, she is no longer in leadership, serving instead as a regular member of the Taxation and Long Term Debt Committees. Among the issues she has been most involved in are: the abolition of County government, the structuring of the state's tobacco settlement trust, changes to Chapter 40B and reform of the state's Medicaid program.

**Senator BRUCE TARR** (First Essex and Middlesex District) is the Senate Minority Whip and represents seventeen communities on the North Shore and in the Merrimack Valley. He is currently serving his fifth term in the Massachusetts State Senate and is the ranking minority member on the Housing and Urban Development Committee.

**Senator SUSAN TUCKER** represents the City of Lawrence and the towns of Andover, Dracut, and Tewksbury. She has a unique blend of private sector, public sector and political experience. Prior to her election to the Senate, she worked for a private sector quality management company and started her own business in strategic planning and benchmarking. She is Chair of the Human Services and Elderly Affairs Committee and a member of the Joint Committee on Housing and Urban Development. Senator Tucker was the main sponsor of the tax title law which includes targeted efforts to improve and clarify the process to increase the speed and efficiency of returning properties to productive use, particularly for affordable housing.

**Senator DIANNE WILKERSON** represents some of Boston's wealthiest and poorest citizens, includes the Back Bay, Beacon Hill, Chinatown, Jamaica Plain, Mission Hill, Roxbury, the South End, and parts of the Fenway, Dorchester, and Mattapan. Currently serving her sixth term in the Massachusetts Senate, State Senator Dianne Wilkerson has tackled some of the most difficult social, economic and political issues – working to establish the first in the nation state community reinvestment requirement for insurance companies, a state mechanism for encouraging insurance companies to write additional insurance policies in urban areas; and, secure millions in increased funding for breast cancer and HIV/AIDS prevention (Fiscal Year 2000 Budget).

Senator Wilkerson holds a B.S. in Public Administration from American International College and a J.D. from Boston College Law School. In 1991, she became the first African American female to obtain a partnership in a major Boston law firm. In 1993, she was sworn in as the first African American female to serve in the Massachusetts Senate and is currently the highest ranking Black elected official in the Commonwealth of Massachusetts.

**CLARK L. ZIEGLER** joined the Massachusetts Housing Partnership shortly after its inception in 1985 and became Executive Director when MHP was incorporated as a quasi-public state agency in 1990. Under his leadership, MHP has secured \$450 million in long-term lines of credit and \$26 million in grants from 15 banking institutions

including Fleet, Sovereign, Mellon, Citizens Bank and BankNorth. MHP uses these funds to provide long-term financing for affordable housing and neighborhood development. Since its inception MHP has provided financing or technical assistance in 282 cities and towns. It has financed more than 20,000 units of affordable rental housing and more than 6,000 affordable homes for low-income first-time buyers.

Mr. Ziegler serves as a governor's appointee on the board of the Community Economic Development Assistance Corporation (CEDAC), which provides technical and financial assistance to community-based nonprofits across Massachusetts. He also serves on the Loan Committee of the Housing Partnership Fund, Inc., a \$20 million nonprofit national loan fund capitalized by the MacArthur Foundation and lenders including Merrill Lynch, Citigroup, Wells Fargo, Keybank and Wachovia. Mr. Ziegler has a bachelor's degree from Hampshire College and a master's degree in public policy from the Kennedy School at Harvard University.

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In addition to the Task Force members above, the meetings were supported by Department of Housing and Community Development staff. Deputy Director Fred Habib facilitated all Task Force meetings. DHCD staff recorded minutes of all meetings, performed research and collected data at the Task Force's request, made presentations on relevant information, developed a central website (<http://www.state.ma.us/dhcd/Ch40Btf/>) to collect and disseminate information, developed the Task Force's recommendations and drafted the Chapter 40B Task Force Report. These staff includes:

Marilyn Contreas – Senior Program and Policy Analyst  
Anne Marie Gaertner – Senior Policy Advisor  
Kristen Olsen – Policy Analyst  
William Reyelt – Municipal Development Specialist  
Sarah Young – Deputy Director for Policy Development  
Evelyn Duffy – Senior Product Support Specialist  
Helen B. Stevens – Administrative Assistant